005.0	0002	0001.0	1 of 1	Commercial	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 8,790,000 / 8,790,000
					USE VALUE: 8,790,000 / 8,790,000
					ASSESSED: 8,790,000 / 8,790,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	HARDY SCHOOL
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.541 Sq. Ft. of land mainly classified as Improved-Edu with a Govt. Bldg. Building built about 1925, having primarily Brick Exterior and 55021 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	110666.000	4,363,400		4,426,600	8,790,000
Total Card	2.541	4,363,400		4,426,600	8,790,000
Total Parcel	2.541	4,363,400		4,426,600	8,790,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 159.76 | /Parcel: 159.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4765
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Parcel ID 005.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	934	FV	4,363,400	0	110,666.	4,426,600	8,790,000		Year end	12/23/2021
2021	934	FV	4,363,400	0	110,666.	4,426,600	8,790,000		Year End Roll	12/10/2020
2020	934	FV	4,363,400	0	110,666.	4,426,600	8,790,000	8,790,000	Year End Roll	12/18/2019
2019	934	FV	4,036,600	0	110,666.	4,703,300	8,739,900	8,739,900	Year End Roll	1/3/2019
2018	934	FV	4,036,600	0	110,666.	3,430,600	7,467,200	7,467,200	Year End Roll	12/20/2017
2017	934	FV	4,036,600	0	110,666.	2,988,000	7,024,600	7,024,600	Year End Roll	1/3/2017
2016	903	FV	4,036,600	0	110,666.	2,545,300	6,581,900	6,581,900	Year End	1/4/2016
2015	903	FV	4,036,600	0	110,666.	2,490,000	6,526,600	6,526,600	Year End Roll	12/11/2014

!507!

PRINT

Date	Time
12/29/21	18:36:52

LAST REV

Date	Time
09/06/18	18:06:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 507

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	130-309		1/1/1901		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2018	965	Manual	75,000	C				
5/2/2018	533	Addition	2,500,000	O				
7/29/1998	502	Addition	5,160,000					REMODEL/ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		110666		Sq. Ft.	Site		0	80.	0.50	1									4,426,640						4,426,600	

Total AC/HA:	2.54054	Total SF/SM:	110666	Parcel LUC:	934	Improved-Edu	Prime NB Desc	ARLINGTON	Total:	4,426,640	Spl Credit		Total:	4,426,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:			
(Liv) Units:	1	Total:	1
Foundation:			
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:			
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	0.81817490
Const Adj.:	0.99791998
Adj $ / SQ:	65.318
Other Features:	5000
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6369970
Depreciation:	2006541
Depreciated Total:	4363429

COMMENTS

1925.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

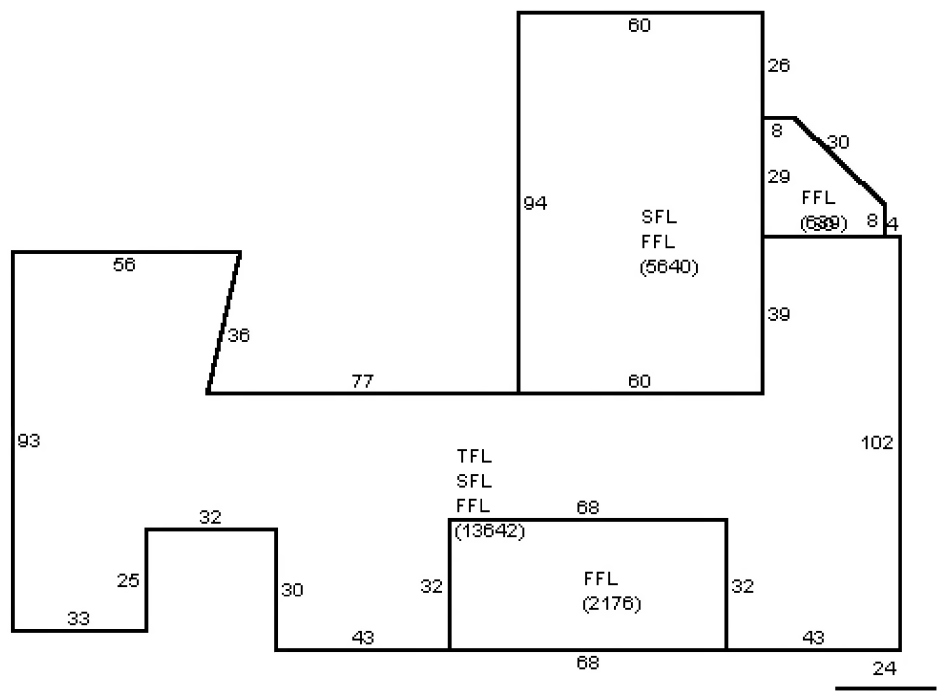
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	115.61
Special Features:	0	Val/Su Net:	79.30
Final Total:	4363400	Val/Su SzAd	79.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	22,097	65.320	1,443,328
SFL	Second Floor	19,282	65.320	1,259,459
TFL	Third Floor	13,642	65.320	891,066

Net Sketched Area:	55,021		Total:	3,593,853	
Size Ad	55021	Gross Area	55021	FinArea	55021

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	